



# PLANNING AND ZONING COMMISSION

## AGENDA REQUEST

AGENDA OF:	02-23-12	AGENDA REQUEST NO:	IV-A
INITIATED BY:	CATHY HALKA, AICP PLANNER II <i>CHH</i>	RESPONSIBLE DEPARTMENT:	TRANSPORTATION & LONG-RANGE PLANNING
PRESENTED BY:	PATRICK WALSH, P.E., DIRECTOR OF TRANSPORTATION & LONG-RANGE PLANNING CATHY HALKA, AICP, PLANNER II	DIRECTOR:	PATRICK WALSH, P.E., DIRECTOR OF TRANSPORTATION & LONG-RANGE PLANNING <i>PW</i>
		ADDITIONAL APPROVAL(S):	N/A

SUBJECT / PROCEEDING:	COMPREHENSIVE PLAN UPDATE PUBLIC HEARING, CONSIDERATION & ACTION
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EXHIBITS:	A: COMPREHENSIVE PLAN, TABLE OF CONTENTS B: SUMMARY OF REVISIONS INCORPORATED INTO DRAFT COMPREHENSIVE PLAN C: PUBLIC COMMENTS <b>COPY OF COMPREHENSIVE PLAN UPDATE AVAILABLE FOR REVIEW IN OFFICE OF CITY SECRETARY AND ONLINE <a href="http://WWW.SUGARLANDTX.GOV/PLAN">WWW.SUGARLANDTX.GOV/PLAN</a>.</b>
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING & ENVIRONMENTAL SERVICES:	DOUGLAS SCHOMBURG, AICP <i>D.S.</i>

### RECOMMENDED ACTION

Hold a public hearing; recommend to the City Council the adoption of the updated Comprehensive Plan.

### EXECUTIVE SUMMARY

The Comprehensive Plan Update is a FY12 strategic project to update Chapters 1 through 5 of the City's Comprehensive Plan. The Comprehensive Plan Update project was triggered by the City Council adoption of *Vision 2025 and Guiding Principles* in 2009 and by the release of 2010 U.S. Census data.

The Comprehensive Plan Update focuses on Chapters 1 through 5 as the first phase of a two-step process with a second phase, updating Chapter 6 (the Land Use Plan), to follow at a later date. The updates to Chapters 1 through 4 will focus on informational revisions and expanded descriptions based on U.S. Census and American Community Survey data and other information. Chapter 5 will be replaced with the contents of *Vision 2025 and Guiding Principles*, which was adopted by City Council in 2009 (Resolution 09-34) with the explicit intent to update the Comprehensive Plan. Based on this approach, City staff completed a draft update of the Comprehensive Plan in January 2012. Staff posted the draft document online on January 31, 2012 for review and comment at [www.sugarlandtx.gov/plan](http://www.sugarlandtx.gov/plan). A summary of recommended revisions incorporated into this draft is detailed in Exhibit B.

In January 2012, the City advertised the opening of a public comment period to gather feedback on the draft Plan. Promotions for public participation include a banner on the City's homepage, a notice in the City's E-news, articles in Sugar Land Today, a message on water bills, and posters at City facilities. City staff received one call and three emails with public feedback on the plan, and various City department staff provided additional comments. City Council and Planning and Zoning Commission also provided feedback on the draft Plan at workshops held on January 17, 2012 and January 26, 2012, respectively. All comments on the draft document are detailed in Exhibit C. During the meeting, City staff will propose recommended revisions for items 1 through 14 in Exhibit C. Staff recommends no changes to the draft document for items 15 through 23; the rationale for each recommendation is included in Exhibit C.

The public continues to have the opportunity to comment on the draft Plan. The public comment period will close March 20, 2012, and City Council will subsequently hold a public hearing prior to considering adoption of the Plan. City staff will document the Planning and Zoning Commission's recommended revisions and share all public input with City Council prior to their consideration. City staff also expect to enhance the design and layout of the document prior to final publication.

#### EXHIBITS

## **EXHIBIT A: Comprehensive Plan, Table of Contents**

**COPY OF COMPREHENSIVE PLAN UPDATE DRAFT 1 AVAILABLE FOR REVIEW IN OFFICE OF CITY SECRETARY AND ONLINE [WWW.SUGARLANDTX.GOV/PLAN](http://WWW.SUGARLANDTX.GOV/PLAN).**

### **COMPREHENSIVE PLAN**

**2012 UPDATE (DRAFT)**

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## **EXHIBIT B: Summary of Revisions Incorporated into Draft Comprehensive Plan Posted January 31, 2012**

- Chapter 1: DEFINITION OF COMPREHENSIVE PLANS AND MASTER PLANS
  - a. Include information on master plan relationships
- Chapter 2: HISTORY OF SUGAR LAND'S COMPREHENSIVE PLAN
  - a. Update methodology to reflect current process
- Chapter 3: COMMUNITY PROFILE
  - a. Reorganize text and added details on existing conditions (e.g. annexation, water, wastewater, parks, air quality, neighborhoods, population characteristics)
  - b. Update information with 2010 Census & American Community Survey data
- Chapter 4: DEVELOPMENT CONSTRAINTS, OPPORTUNITIES, AND PROJECTIONS
  - a. Update information on developments: Imperial, Telfair, Lake Pointe, Central Prison Unit
  - b. Update economic profile/projection with 2010 Census / American Community Survey
  - c. Add data from 2011 Land Use Inventory
- Chapter 5: VISION, GOALS, AND OBJECTIVES
  - a. Replace Goals, Strategies, and Objectives from Chapter 5 with Vision 2025 and Guiding Principles
  - b. Revise Vision 2025 and Guiding Principles based on:
    - i. Staff comparison of Vision 2025 and Chapter 5
    - ii. City Council review at 2011 annual retreat
- Chapter 6: THE LAND USE PLAN
  - a. Chapter 6 is not included in the 2012 Comprehensive Plan update. This chapter will be updated at a later date.

**EXHIBIT C: Public Comments (January 2012 through 2/16/12)**

<b>PUBLIC COMMENTS RECOMMENDED BY STAFF FOR INCLUSION INTO DRAFT</b>		
	<b>PUBLIC FEEDBACK</b>	<b>STAFF RECOMMENDED ACTION</b>
<b>1</b>	Address concern that private waterways might be converted to public in Goal B, Obj. 4: “Clean, well-maintained, attractive, lakes and waterways that are publicly accessible”	Incorporate / Revise
<b>2</b>	Add <b>Fort Bend County</b> and <b>United States to</b> Goal C, Obj. 2: “Community respecting and celebrating the history and heritage of Sugar Land and Texas”	Incorporate / Revise
<b>3</b>	Replace “traffic signal system” with “traffic management” and add “with minimal waiting time” in Goal G, Obj. 1: Effective traffic signal system facilitating predictable, acceptable travel time within Sugar Land”	Incorporate / Revise
<b>4</b>	Staff comment: Updates to parks information, including a description of Imperial Park and corrected park opening dates.	Incorporate / Revise
<b>5</b>	Staff comment: Updates include adding information on FY12 project to update the Future Land Use Plan Map, Resolution 12-02 to acquire future parkland zoned AZ-02, updated general plan images, and LID description.	Incorporate / Revise
<b>6</b>	Staff comment: Additional information on the City’s water and wastewater infrastructure, groundwater reduction and regulatory requirements.	Incorporate / Revise
<b>7</b>	Staff comment: Revisions to formatting, punctuation, grammatical structure. Additional information on railroads.	Incorporate / Revise

<b>PUBLIC COMMENTS RECOMMENDED BY STAFF AS NEEDING POLICY DIRECTION</b>		
	<b>PUBLIC FEEDBACK</b>	<b>STAFF RECOMMENDED ACTION</b>
<b>8</b>	Revise to clarify Goal I, Obj. 5: “ <b>Tract II and Prison/Newland (300 acres)</b> developed as major <b>business parks</b> with Class A office environment”	Incorporate / Revise

<b>9</b>	Revise Goal I, Obj. 10: “Film and entertainment businesses linked to University of Houston” to look at it more broadly, not limit to just University of Houston.	Incorporate / Revise
<b>10</b>	Add new Objective to Goal K: “Highest level of ethical behavior by elected and appointed officials and candidates for elective office.”	No change. Already represented with Goal K, Obj. 8: “City leadership facilitating and being a catalyst for community pride”
<b>11</b>	Goal K, Add new Objective: “Open and transparent decision making process by City officials”	Incorporate / Revise
<b>12</b>	Suggested revisions to Chapter 5 : Add New Goal L: Sound Fiscal Management	No change. Already represented with Goal K, Obj. 9: “City demonstrating sound financial management practices and policies including cost-effective service delivery”
<b>13</b>	Add Goal L, Obj. 1: Maintain City’s AAA credit rating	No change. Already represented with Goal K, Obj. 9: “City demonstrating sound financial management practices and policies including cost-effective service delivery”
<b>14</b>	Add Goal L, Obj. 2: Achieve other goals by using sound financial management practices and policies including cost-effective service delivery (delete K9)	No change. Already represented with Goal K, Obj. 9: “City demonstrating sound financial management practices and policies including cost-effective service delivery”

<b>OTHER PUBLIC COMMENTS WITH NO REVISIONS RECOMMENDED</b>		
	<b>PUBLIC FEEDBACK</b>	<b>STAFF RECOMMENDED ACTION</b>
<b>15</b>	Wants to see a connection of the bike route between Telfair and the park located next to the Houston Sugar Land Campus using the Brazos River turnaround instead of the streets.	No change. Already proposed in the 2007 Hike and Bike Trails Master Plan (Ditch H trail). Forwarded comment for use in the Hike & Bike Trails Master Plan Update.
<b>16</b>	“[Does] not want apartments built in Telfair because they bring down our property values. They will increase traffic on the roads”	No change. Telfair General Plan (2003) and General Development Plan (2011) approved with multifamily uses.
<b>17</b>	“...disappointed that there was no Christmas tree recycling pick up this year.”	No change. Forwarded request to Public Works for further action.
<b>18</b>	Wants the City of Sugar Land to provide a soft ball field for Senior Softball league to use and maintain.	No change. Referenced Chapter 5, Goal H Objective 9, “Recreational programs serving the community.” Forwarded comment to the Parks Dept.

19	<p>“The City of Sugar Land has asked the community to comment on the changes to the Comprehensive Plan. It is my opinion, the incorporation of these resolutions [Resolution 10-46] will allow and encourage future high density multi-family development similar to the proposal at the Imperial Site. I fully understand the new concept of municipalities maximizing sales tax revenue through high density development. I do not agree it should occur at the expense of long established residential neighborhoods and I do not favor a change to Sugar Land's very strict apartment development code. I would like to see the apartment development code apply to all PD's. And that is my public opinion for updates to the Comprehensive Plan.</p>	<p>No Change. Addressed in Chapter 6 of the Comprehensive Plan, which is not included in the current update and will be updated at a later date. Comment forwarded for use in future update to Chapter 6.</p>
20	<p>Revise to add “<b>if economically feasible</b>” to Goal B, Obj. 5: “Reduction/removal of overhead power lines in future development”</p>	<p>No change. Already represented in Goal K, Obj. 9: “City demonstrating sound financial management practices and policies including cost-effective service delivery” Forwarded for use in future update of Chapter 6: The Land Use Plan.</p>
21	<p>Add Goal J, Obj. 9: Maintain the integrity of the City’s Zoning Ordinance</p>	<p>No change. Already represented with Goal J, Obj. 4: “New developments and redevelopments consistent with city vision, comprehensive plan, policies and standards”. Additional direction related to this suggestion can be included in the future update of Chapter 6.</p>
22	<p>Add Goal J, Obj. 10: Limited and infrequent use of Planned Development (PD) Districts</p>	<p>No change. Already represented with Goal J, Obj. 3: “Innovative designs meeting city’s development standards and adding value to the surrounding neighborhood” and Goal J, Obj. 4: “New developments and redevelopments consistent with city vision, comprehensive plan, policies and standards”. Additional direction related to this suggestion can be included in the future update of Chapter 6.</p>
23	<p>Add “subsequent” associated master plans to Goal K, Obj. 10: “Comprehensive Plan and associated master plans guide City decision making”</p>	<p>No change. Already included in definition of comprehensive plan and master plans as detailed in Chapter 1</p>